New Brunswick Housing Authority Resolution 2023 #30 Acting as Redevelopment Agency

Resolution Approving Second Amendment to Redevelopment Agreement Between Stirlingside Urban Renewal LLC and the Housing Authority of the City of New Brunswick acting as the Redevelopment Agency ("Redevelopment Agency") for a Multi-Family Residential Project in the Lower George Street Redevelopment Area.

WHEREAS, pursuant to its plans for the revitalization of certain areas within its boundaries, the City of New Brunswick ("City") has adopted a Redevelopment Plan for the Lower George Street Redevelopment (as amended, hereinafter referred to as the "Redevelopment Plan"), which Redevelopment Plan covers an area that includes a portion of Lot 1.01 and all of Lot 1.02 in Block 121, as shown on the official tax maps of the City (hereinafter called the "Project Site"); and

WHEREAS, by Resolution duly adopted, on August 21, 2019. the Redevelopment Agency designated Stirlingside Urban Renewal, LLC., as redeveloper of the Project Site for the purpose of constructing a residential development; and

WHEREAS, the Project was originally to consist of a 5-story, fifty three (53) unit multi-family rental building serving households earning 50% and 60% of the area medium income and the homeless with a unit mix of nine one-bedroom units, thirty 2-bedroom units, fourteen 3-bedroom units, with community amenities such as a community room, residence terrace, green roof, computer lab and common laundry area and forty six (46) covered parking spaces, forty three (43) of which can be used by for Stirlingside residents with permits, three (3) of which can be used by Lord Stirling residents with permits and two (2) of which will be handicapped spaces (collectively the "Project"); and

WHEREAS, The Community Builders, Inc. will guarantee the performance of the Redevelopment Agreement; and

WHEREAS, the total cost of the Project is currently estimated to be approximately \$26.7 Million that is anticipated to be primarily financed by long-term debt of approximately \$13.9 Million and long-term Income Tax Credits of \$12.8 Million; and

WHEREAS, on September 25, 2019, the Parties entered into a Redevelopment Agreement with regard to the construction of the Project, which Agreement in Section 2.05 stated that if the Redeveloper was not awarded Lower Income House Tax Credits in the 2019 round, the commencement date of the Project will be extended to July 2021 and the completion date to December 2022; and

WHEREAS, the Parties entered into a prior amendment to the Redevelopment Agreement revising the third "Whereas" clause and Section 2.05 (a) of the Redevelopment Agreement; and

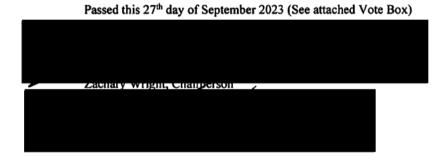
WHEREAS, the Redeveloper is not able to meet the commencement dates and completion dates in the amended Redevelopment Agreement due to escalation in construction costs and interest costs which delayed obtaining financing for the Project and needs to change certain amenities in the Project; and

WHEREAS, by letter dated September 13, 2023 (a copy of which is annexed hereto as Exhibit A), the Developer's attorney based on the funding delay described above requested an extension of the commencement date to January of 2024 and the substantial completion date to May 2025; and Developer further requested that certain amenities be eliminated and the financing provisions be modified to reflect the higher cost of the Project; and

WHEREAS, the Parties desire to enter into a Second Amendment to the Redevelopment Agreement dated September 25, 2019 to set forth the revisions described above.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of New Brunswick, acting as Redevelopment Agency, that:

- The Second Amendment to the Redevelopment Agreement (a copy of which is attached hereto) between Stirlingside Urban Renewal LLC and the Redevelopment Agency is approved.
- 2. The Chairperson or in the Chair's absence, the Vice Chairperson is authorized to execute the Amendment of the Redevelopment Plan.
- 3. This Resolution shall take effect immediately.



NBHA RESOLUTION 2023 - 9/27 # 30 ACTING AS REDEVELOPMENT AGENCY

Resolution Approving Second Amendment to Redevelopment Agreement Between Stirlingside Urban Renewal LLC and the Housing Authority of the City of New Brunswick acting as the Redevelopment Agency ("Redevelopment Agency") for a Multi-Family Residential Project in the Lower George Street Redevelopment Area.

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
CALDWELL						
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WOLDE						
VACANT						
CHAIRPERSON WRIGHT						

Resolution Authorizing and Approving Inter-Agency Agreement Between the Franklin Township Housing Authority and the New Brunswick Housing Authority

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law);

WHEREAS, the Franklin Township Housing Authority (FTHA) has expressed an interest in and is seeking general management services from the New Brunswick Housing Authority (NBHA); and

WHEREAS, the NBHA has the capacity to render such assistance and is proposing the attached draft Inter-Agency Agreement to provide management assistance to the FTHA; and

WHEREAS, the NBHA has provided various types of assistance to the FTHA and is familiar with their operations and programs; and

WHEREAS, the NBHA staff and NBHA Special Counsel finalized the attached draft Inter-Agency Agreement to provide professional management services to the FTHA; and

WHEREAS, the Department of Housing and Urban Development supports, and the State of New Jersey encourages Inter Agency Agreements between Housing Authorities as a cost savings measure and to streamline operations for efficiency; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby approve and accept the attached Inter-Agency Agreement between the FTHA and NBHA;

Passed this 27th day of September 2023 (See attached Vote Box)



NBHA RESOLUTION 2023 - 9/27 # 32 Resolution Authorizing and Approving Inter-Agency Agreement Between the Franklin Township Housing Authority and the New Brunswick Housing Authority

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
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CHAIRPERSON WRIGHT			$\sqrt{}$			



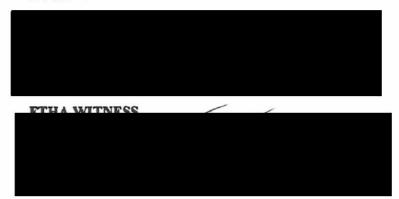
IN WITNESS WHEREOF, the parties hereto sign this Inter Agency Agreement as of the date first above written.

AUTHORITY:

THE HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK



THE FRANKLIN TOWNSHIP HOUSING AUTHORITY



Attachments

- A. NBHA Hourly Rate Sheet Effective 10/23
- B. Suggested Scope of Services

Resolution Authorizing and Approving the FY 2024 HUD Fair Market Rents and Payment Standards for use by the New Brunswick Housing Authority Effective October 1, 2023

WHEREAS, the Housing Authority of the City of New Brunswick (including and successors or assigns, the "Housing Authority) (NBHA), was duly created as an agency and instrumentality of the municipality of the State (the "local unit") in which such Housing Authority is located, and has continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Lawas of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the Local Housing Law"); and

WHEREAS, the NBHA is required to adopt Fair Market Rents (FMR's) and Payment Standards for use in its Housing Choice Voucher Program; and

WHEREAS, HUD has issued updated FMR's for FY2024; and

WHEREAS, HUD gives public housing authorities the flexibility to adjust payment standards between 90%-110% of the HUD established; and

WHEREAS, the NBHA has determined that 110% of the FMR is a reasonable payment standard given the difficulty in finding apartments for rent at 100% of the FMR; and

WHEREAS, HUD requires that for PHA's with public housing that a flat rent for public housing is set between 80%-100% of the FMR effective October 1, 2023; and

WHEREAS, Attachment A shows the proposed FMRs, Payment Standards, and Flat Rents which are proposed to be effective October 1, 2023; and

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of New Brunswick, hereby authorizes and approves the attached FY 2024 Fair Market Rents and Payment Standards for use by NBHA effective October 1, 2023.

Passed this 27th day of September 2023 (See attached Vote Box)

Zachary wright. Chamberson

Resolution Authorizing and Approving the FY 2024 HUD Fair Market Rents and Payment Standards for use by the New Brunswick Housing Authority Effective October 1, 2023

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
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VACANT						
CHAIRPERSON WRIGHT			V			

Tables

RESOLUTION
of the
HOUSING AUTHORITY OF THE
CITY OF NEW BRUSWICK

Resolution No. 2023-34

RESOLUTION TO APPROVE AND AUTHORIZE A CHANGE ORDER TO THE CONTRACT WITH PHACTORY CONSULTING LLC FOR MANAGEMENT CONSULTING SERVICES

Date Introduced: September 27, 2023 Date Adopted: September 27, 2023

WHEREAS, the Housing Authority of the City of New Brunswick ("Housing Authority"), a public entity organized and existing pursuant to the Code of Federal Regulations, the U.S. Department of Housing and Urban Development ("HUD"), and the laws of the State of New Jersey, has determined that it is in need of amending a contract for management consulting services; and

WHEREAS, the Housing Authority's Board of Commissioners ("Board") awarded a contract to PHActory Consulting LLC for management consulting services in the not-to-exceed amount of \$60,000.00 via Resolution 2022-11/30 #35; and

WHEREAS, the Housing Authority has a need for Interim Executive Director services while it conducts an Executive Director search; and

WHEREAS, the Housing Authority wishes for PHActory Consulting LLC to provide said

Interim Executive Director services; and

WHEREAS, Interim Executive Director services would not substantially change the quality or character of the work to be provided by PHActory Consulting LLC; and

WHEREAS, Interim Executive Director services would not have been a determining factor in the original bidding, as the need for such services could not be foreseen at the time of contract award; and

WHEREAS, the Board of Commissioners has determined that it is in the best interest of the Housing Authority and its overall goal of providing quality, affordable housing to low-income families and seniors to approve and authorize the issuance of a change order to the contract with PHActory Consulting LLC for management consulting services;

NOW THEREFORE,

BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick hereby approves and authorizes the issuance of a change order to the contract with PHActory Consulting LLC for management consulting services; and

BE IT FURTHER RESOLVED that the Board hereby directs that the change order shall expand PHActory Consulting LLC's scope of services to include Interim Executive Director services; and

BE IT FURTHER RESOLVED that the Board hereby directs that the hourly rates incorporated in the management consulting services contract shall remain unchanged; and

BE IT FURTHER RESOLVED that the Board hereby authorizes the Chairperson of the Housing Authority to take any and all necessary administrative actions to implement this resolution.

Zachary Wright, Chairperson
Housing Authority of the City of New Brunswick

Resolution Authorizing and Ratifying Submission of Corrective Action Plan for Physical Sub-Standard for FYE 6/30/2022 to HUD

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law);

WHEREAS, the New Brunswick Housing Authority (NBHA) is subject to Real Estate Assessment Center (REAC) inspections conducted by subcontractors to HUD; and

WHEREAS, the NBHA scored 20 out of 40 possible points; and

WHEREAS, both HUD and NBHA desire to see the scores increase; and

WHEREAS, the attached Corrective Action Plan has been developed by HUD and agreed to by NBHA staff; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratify and approve the submission of the attached Corrective Action Plan for Physical Sub-Standard score. The Board further authorizes NBHA staff to necessary actions to reach the desired outcomes and remedies outlined in the corrective Action Plan;

Passed this 27th day of September 2023 (See attached Vote Box)



Resolution Authorizing and Ratifying Submission of Corrective Action Plan for Physical Sub-Standard for FYE 6/30/2022 to HUD

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
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CHAIRPERSON WRIGHT			V			

Resolution ratifying and approving a second change order for general legal service contract between Manfredi & Pellechio and the New Brunswick Housing Authority

WHEREAS, the Housing Authority of the City of New Brunswick (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law);

WHEREAS, the New Brunswick Housing Authority (NBHA) Board authorized a change order in NBHA resolution 2023 9/28 #29; and

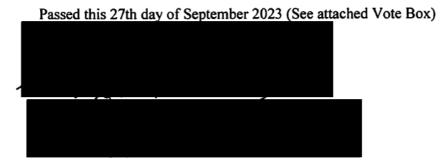
WHEREAS, there are additional unforeseen circumstances which have arisen since the issuance of the RFP for General Counsel Legal Serivces which required extra hours performed under the same scope of work; and

WHEREAS, an additional change order is needed; and

WHEREAS, funds are available to cover these additional costs within the approved PHA budget and CFP budgets.; and

WHEREAS, the attached Corrective Action Plan has been developed by HUD and agreed to by NBHA staff; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of New Brunswick does hereby ratify and approve the second change order to the contract with Manfredi & Pellechio in an amount not-to-exceed \$14,000.00



Resolution ratifying and approving a second change order for general legal service contract between Manfredi & Pellechio and the New Brunswick Housing Authority

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CHAIRPERSON WRIGHT			V			